

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MARCH 17, 2016**

**Work Session
5:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, March 17, 2016, beginning at 5:30 p.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Ms. Wendy Wheatcraft and Mr. David Ek.

ZONING ORDINANCE TEXT AMENDMENT – Initiation of a Zoning Ordinance Text Amendment to Section 6-105.6 in order to begin researching how to revise the requirement regarding barn setbacks.

Ms. Tracy Gallehr reviewed the proposed initiation.

ZONING ORDINANCE TEXT AMENDMENT – A Zoning Ordinance Text Amendment to add a Vehicle Storage, Indoor Use to the C-1, C-2, C-3, and I-1 zoning districts; add additional standards for the use to Section 5-1401.1; and to add a definition for Vehicle Storage, Indoor to Section 15-300

Mr. Rob Walton reviewed the proposed amendment.

SPECIAL EXCEPTION – SPEX-16-004515 – MICHAEL GEORGIA (OWNER/APPLICANT) – REMINGTON AUTO PARTS, INC.

Ms. Holly Meade reviewed the application.

COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-002 – CHAPTER 2, NATURAL & HERITAGE RESOURCES

Mr. Andrew Hopewell reviewed the proposed amendment.

APPROVAL OF MINUTES – FEBRUARY 18, 2016

Planning Commission members discussed the minutes.

PLANNING COMMISSIONERS' TIME

Ms. Holly Meade reviewed the revisions to the Protocol Guidelines for Planning Commission meetings.

On motion by Mr. Matthew Smith and seconded Mr. John Meadows, it was moved to adopt the Protocol Guidelines for Planning Commission meetings.

The motion carried unanimously.

The meeting was adjourned at 6:15 p.m.

*Regular Meeting
6:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia*

The Fauquier County Planning Commission held its regular meeting on Thursday, March 17, 2016, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Ms. Wendy Wheatcraft and Mr. David Ek.

1. **APPROVAL OF MINUTES** – February 18, 2016

On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to approve the February 18, 2016 minutes.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Section 6-105.6 in order to begin researching how to revise the requirement regarding barn setbacks. (Rob Walton, Staff)

Mr. Rob Walton reviewed the initiation, a copy of which is attached to and made part of these official minutes.

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to initiate this item.

The motion carried unanimously.

<p><i>Public Hearings</i> <i>6:30 p.m.</i> <i>Warren Green Meeting Room, First Floor, 10 Hotel Street</i> <i>Warrenton, Virginia</i></p>
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1. **ANNOUNCEMENTS**

None.

2. **CITIZENS' TIME**

No one spoke.

3. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to add a Vehicle Storage, Indoor Use to the C-1, C-2, C-3, and I-1 zoning districts; add additional standards for the use to Section 5-1401.1; and to add a definition for Vehicle Storage, Indoor to Section 15-300 (Rob Walton, Staff)

Mr. Rob Walton reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

Ms. Linda Suter, Marshall District resident, spoke in opposition to the proposed amendment and stated that it is inspired by the IGA property. Ms. Suter suggested that the owner should go through the Special Permit or Special Exception process as currently required and not a text amendment.

Ms. Maureen Riordan, Scott District resident, spoke against allowing this text amendment and indicated that it would only apply to one property in Marshall owned by a sitting Board of Supervisors' member. Ms. Riordan noted that the current Comprehensive Plan eliminates auto businesses in Marshall and questioned whether this amendment fits in with the draft Marshall Code. In conclusion, Ms. Riordan read a section from the Board of Supervisors' Code of Ethics

that indicates Board of Supervisors' members will work for the common good of the people of Fauquier County and not for any private or personal interest.

Mr. George Thompson, Marshall District resident, expressed his support for the proposed amendment and commented that it fits long term for Marshall.

Ms. Regina Hilleary, Marshall District resident, explained that she lives in and owns the business across from the IGA. Ms. Hilleary stated that she is in agreement with the first two speakers and added that the proposed text amendment is too sudden.

Ms. Deanna Holmes, Marshall District resident, spoke in opposition to the proposed text amendment and said that Marshall does not need auto garage sales or storage. Ms. Holmes expressed her concern that this amendment is a serious conflict of interest.

In that there were no further speakers, Ms. Adrienne Garreau adjourned the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to postpone this item for thirty days, with the public hearing left open.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-16-004515 – MICHAEL GEORGIA (OWNER/APPLICANT) – REMINGTON AUTO PARTS, INC.** – An application for a Category 17 Special Exception to allow Heavy Industrial Uses in order to continue operation of a salvage yard and recycling business. The property is located at 12232 Strodes Mill Road, Lee District. (PIN 6887-66-5103-000) (Holly Meade, Staff)

Ms. Holly Meade reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

Mr. Jim Carson, applicant's representative, spoke in support of the application and noted that staff did a great job.

In that there were no further speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

REMINGTON AUTO PARTS, INC.
SPEX-16-004515

1. The Special Exception is granted in accord with the application submission materials for the purposes(s), structure(s), and/or uses indicated on the ~~Rezoning~~/Special Exception Plat prepared by Carson-Ashley titled "Remington Auto Parts, Inc." dated ~~April 29, 2014~~ **January 14, 2016** except as specifically modified by the conditions below or as may be necessary to meet Zoning Ordinance and engineering requirements.
2. The following uses, including by-right and accessory, are the uses authorized for this property: (1) Junkyard, (2) Recycling, (3) Salvage, (4) Retail Sales of automobile parts, (5) Vehicle service, repair and installation shall be limited to customers that purchase parts from the business and shall not be offered to the general public, and (6) Used Automobile Sales not to exceed 5% of vehicles purchased, calculated on an annual basis.
3. The extent of the salvage and storage yard shall not exceed the areas shown on the ~~Rezoning~~/Special Exception Plat, except that adjustments to the configuration of the salvage and storage yard may be approved as part of the Site Plan review as required to accommodate the final design of the stormwater management facility and the rearrangement of the site to comply with the Industrial zoning requirements.
4. Permanent structures shall be limited to the number and size of those shown on the ~~Rezoning~~/Special Exception Plat, except that (1) minor adjustments to the building size may be made, (2) additional small buildings for storage purposes not to exceed 1,000 square feet in any single building or a total of 10,000 square feet of additional building is also authorized. Buildings may be shifted on-site provided that they comply with all Zoning Ordinance requirements. Site Plan and Building Permit approval shall be required for any building.
- ~~5.~~ Prior to approval of the required Site Plan for the use, the applicant shall provide an evaluation (by a person or firm qualified to make such evaluations) that indicates how the mechanized equipment crushing the vehicles can be made to comply with the applicable performance standards in Article 9 of the Zoning Ordinance. ~~Should the mechanized crushing equipment be temporarily relocated, it shall never be located closer than 100 feet to any property line.~~
6. All recycling shall be done in a manner where the debris is contained on-site within the recycling area.
7. Dismantling and draining of vehicles shall occur indoors or on a concrete or paved area designed so that all fluids are collected. Such fluids shall be properly treated and/or disposed of in full compliance with the law.
8. Hours of operation for the business shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m.

9. All uses not located within buildings shall be screened from view from public roads and adjoining residentially and rurally zoned properties. Existing landscaping shall be retained and, where necessary to meet the screening requirements of Section 7-604(3) of the Zoning Ordinance, enhanced to provide such screening.
10. Lighting shall be limited during non-business hours to the minimum amount necessary for security purposes. All lighting shall be fully shielded in compliance with the requirements of Article 9 of the Zoning Ordinance. Site Plan approval is required for all lighting.
11. Noise levels shall meet applicable County performance standards and requirements contained in the Zoning Ordinance.
12. The applicant shall obtain and, as necessary, maintain all applicable federal, state and local permits.
13. An amendment to this Special Exception shall be required:
 - a) To add any use, including permitted uses, beyond those set forth in condition 2 above;
 - b) To add permanent buildings beyond those permitted by condition 4 above;
 - c) To subdivide any portion of the property;
 - d) To increase development on the site to a level that generates more than an average of 250 vehicles per day.
14. The middle entrance of the three (3) existing entrances accessing Strodes Mill Road (Route 654) shall be closed.
15. The applicant shall dedicate 25 feet of right-of-way, from the centerline, along Strodes Mill Road (Route 654) prior to release of the Site Plan.
16. The applicant shall connect to public sewer within ~~42~~ 36 months of Site Plan approval.
17. The Special Exception shall not expire unless all uses cease on the entire property for a period of two (2) years.

The motion carried unanimously.

5. **COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-002 – CHAPTER 2, NATURAL & HERITAGE RESOURCES** – A Comprehensive Plan Amendment to Chapter 2, Natural and Heritage Resources (Andrew Hopewell, Staff)

Mr. Andrew Hopewell reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:59 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

**THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING
COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS**